

MINUTES OF THE JONESTOWN CITY COUNCIL REGULAR MEETING HELD MARCH 11, 2021, 7:30 P.M., VIA AUDIO/VIDEOCONFERENCE

Paul Johnson, Mayor	Eric Davis (Place 1)	Dave Nelsen (Place 4)
Tom Buckle, Mayor Pro Tem, Place 2	Rod Schaffner (Place 3)	Linda Bush (Place 5)

This meeting was closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities were utilized to allow individuals to address the Council. Email submissions were also accepted.

Council Present via audio/videoconference: Mayor Johnson, Alderwoman Bush, Alderman Davis, Alderman Schaffner.

Absent: Mayor Pro Tem Buckle, Alderman Nelsen.

Staff present via teleconference: City Administrator Jones, Development Services Manager Jolly, Finance Director Del Re, Chief Taylor, City Secretary Austin.

ITEMS OPENING MEETING

1. CALL TO ORDER, ESTABLISH QUORUM, DECLARE MEETING OPEN

Mayor Johnson announced a quorum present and opened the meeting at 7:36 p.m.

2. ANNOUNCEMENTS: ITEMS OF COMMUNITY INTEREST

(In accordance with Government Code Title 5, Subtitle A, Chapter 551, Sect. 551.0415)

Alderwoman Bush mentioned the upcoming Easter drive-in movie (Friday, March 26, in Jones Brothers Park), which will take the place of the usual Easter egg hunt. The movie will be "Hop," a kid-friendly movie, and goody bags will be handed out.

3. REPORTS AND UPDATES

- a. Quarterly report: Planning & Zoning Commission
Chair Ann Yakimovicz was present and read the report, a copy of which is included with these minutes.
- b. Council Committee reports:
 - Finance Committee: Mayor Johnson noted the committee discussed the surplus of computer equipment and changes to the personnel manual, both items on this agenda.
 - Planning & Economic Development Committee: Alderman Davis reported discussion of an early proposal for development of the "Jonestown 300" property at the March 5 committee meeting; Director Jolly noted items on this agenda were discussed at the February 26th committee meeting, being requests for a subdivision variance at 9500 Ranchland Hills, zoning change for 17215 E. Reed Park Road, and zoning change for 18246 FM 1431; site plan revisions at 18245 FM 1431; and ordinances regarding traffic impact analysis and minimum lot size.

4. CITIZEN COMMUNICATIONS

In accordance with the Open Meetings Act, Council is prohibited from discussing (other than factual responses to specific questions) or acting on any items brought before them at this time.

There were no citizen comments.

GENERAL BUSINESS AND ACTION ITEMS

CONSENT AGENDA ITEMS:

The Consent Agenda includes routine and non-controversial items that may be acted upon with one single vote. There will be no separate discussion of these items; however, Any Councilmember may request an item be pulled from the Consent Agenda in order that it be discussed and acted upon individually as part of the Regular Agenda.

5. APPROVAL OF MINUTES

February 11, 2021, regular meeting

February 22, 2021, special called meeting

February 26, 2021, special work session meeting

6. Consideration and possible action to adopt a resolution declaring certain city property and/or equipment to be surplus to the City's needs and authorizing the Mayor to dispose of such property in a manner that is beneficial to the City of Jonestown. (office and technology equipment)

Alderman Davis moved to approve the consent agenda items, seconded by Alderwoman Bush, with amendment that surplus items be kept no longer than one month before moving them out; agreed to by Alderman Davis. **The motion passed unanimously.**

REGULAR AGENDA ITEMS:

7. a. PUBLIC HEARING on an ordinance of the City of Jonestown, Texas, adopting a manual as the basis for the preparation of Traffic Impact Analyses required under this Code; amending Chapter 10, Subdivision Regulations, and Chapter 14, Zoning, of the Jonestown Code of Ordinances to add reference to that manual to the definitions contained in Section 10.02.002 and Section 14.02.005; amending Section 14.02.146 to reference the manual.

Mayor Johnson opened the hearing. There being no one wishing to speak, the public hearing was closed.

b. Consider, discuss and take any action necessary on an ordinance of the City of Jonestown, Texas, adopting a manual as the basis for the preparation of Traffic Impact Analyses required under this Code; amending Chapter 10, Subdivision Regulations, and Chapter 14, Zoning, of the Jonestown Code of Ordinances to add reference to that manual to the definitions contained in Section 10.02.002 and Section 14.02.005; amending Section 14.02.146 to reference the manual.

Alderwoman Bush moved to adopt the ordinance, seconded by Alderman Schaffner. **The motion passed unanimously.**

8. a. **PUBLIC HEARING** to receive public input and consider a request by Robert and Cindy Driskill for a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q)(i) to allow construction of a pool in the front yard at 9500 Ranchland Hills Blvd. (Lot 53, Block A Ranchland Hills Subdivision), Jonestown, Texas.

Mayor Johnson opened the hearing. There being no one wishing to speak, the public hearing was closed.

b. Consider, discuss and take any action necessary on the above request by Robert and Cindy Driskill for a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q)(i) to allow construction of a pool in the front yard at 9500 Ranchland Hills Blvd. (Lot 53, Block A Ranchland Hills Subdivision), Jonestown, Texas.

Alderman Davis moved to approve the request for a variance. Alderwoman Bush seconded the motion. **The motion passed unanimously.**

9. **PUBLIC HEARING** on a request by Stallion Texas Real Estate Fund, LLC, for a zoning classification change in accordance with Chapter 14: Zoning Code Section 14.02.062, of the Jonestown Code of Ordinances, from expired PUD zoning to “B-1” Business-light Commercial (4.86 acres) and “R-1” Residential Single Family (52.38 acres) for property located at 17215 E Reed Parks Rd (ABS 325 SUR 603 Gregg J & ABS 2563 SUR 104 Carlton J F ACR 57.248), Jonestown, TX.

THIS REQUEST HAS BEEN WITHDRAWN BY THE APPLICANT. NO ACTION WILL BE TAKEN ON THIS ITEM.

Mayor Johnson noted this request is being revised by the applicant and a public hearing will be held in the future.

10. a. **PUBLIC HEARING** on a request by Request by Devidass and Swaran Mahendru for a zoning classification change for a 22.651 acre tract currently zoned as “T” Temporary, “R-1” Residential single-family and “B-2” Business-Retail zoning districts to “PUD” Planned Unit Development District with B1 base district zoning, which property is located at 18246 FM 1431 (ABS 840 SUR 421 YBARBO JA), Jonestown, Texas.

Mayor Johnson opened the hearing. There being no one wishing to speak, the public hearing was closed.

b. Consider, discuss and take any action necessary on the above request and corresponding approval of an ordinance of the City of Jonestown, Texas, amending Chapter 14 of the City’s Code of Ordinances, the Zoning Ordinance, by rezoning a 22 acre parcel of land from Temporary District (“T”), Single Family District (“SF-R1”) and General Commercial District (“B-2”), to Planned Unit Development with

base zoning of Business – Light Commercial District B-1 (“B1-PUD”); which property is described in Exhibit “A”, attached hereto; providing development standards, as described in Exhibit “C”, attached hereto, permitted uses, as described in Exhibit “D”, and architectural elevations, attached hereto as Exhibit “E” and approving and authorizing development in accordance with a concept plan, attached hereto as Exhibit “B”; making provision for compliance with the City’s Zoning Ordinance, except as modified by this ordinance; authorizing the city administrator to establish the zoning change on the official zoning map of the City.

Planning & Zoning Chair Yakimovicz affirmed that the Planning & Zoning Commission recommends approval of this request. Alderman Davis moved to approve the request and ordinance, seconded by Alderwoman Bush. **The motion passed unanimously.**

[Note that Mayor Johnson addressed Item 12 at this time.]

12. **Consider, discuss and take any action necessary regarding an appeal of the denial of residency for Mr. Nelson Rivera.** (postponed from the December 10, 2020, council meeting)

Alderman Schaffner moved to uphold the denial of residency and to deny the request for a variance. Alderwoman Bush seconded the motion. **The motion passed unanimously.**

11. **PUBLIC HEARING on an ordinance amending the Jonestown Code of Ordinances, Chapter 14, “Zoning Ordinance,” Article 14.02, Division 2 “Zoning Districts and Regulations”, Section 14.02 “General Requirements and Limitations, Chart 1, by changing the title of Chart 1 to “REQUIREMENTS FOR ALL LOTS” and deleting Chart 2, REQUIREMENTS FOR LOTS WITH PUBLIC SEWER, and renumbering Chart 3 to Chart 5 so that it is clear that all lots in the city limits shall be a minimum of one (1) acre.**

Mayor Johnson opened the hearing. There being no one wishing to speak, the public hearing was closed. Mayor Johnson noted council will address this ordinance at the April 8th council meeting.

13. **Consider, discuss and take any action necessary regarding an ordinance of the City of Jonestown, Texas; amending the Jonestown Personnel Policy Manual, Section I: General Policies, 1.07 “Equal Employment Opportunity”; Section II: Employee Responsibilities, 2.02 “Attendance and Work Hours” and 2.04 “Outside and Self-Employment”; Section IV: Employee Compensation and Advancement, 4.04 “Paydays” and 4.05 “Overtime, Comp Time and Time Management”; Section V: Attendance and Leave By Repealing Existing Section V: Attendance and Leave and adopting a new Section V: Attendance and Leave as set forth in Exhibit “A” hereto; and Section VI: Benefits, 6.02 “Workers’ Compensation Insurance.”**

Alderwoman Bush moved to approve the ordinance, seconded by Alderman Davis. **The motion passed unanimously.**

14. ADJOURNMENT

Alderman Davis moved to adjourn, seconded by Alderwoman Bush. **The motion passed unanimously.** Mayor Johnson adjourned the meeting at 8:00 p.m.

PASSED AND APPROVED AT A REGULAR MEETING HELD ON APRIL 8, 2021.




Paul Johnson, Mayor

ATTEST:


Rachel Austin, City Secretary